

HOUSING STOCK AND MARKET CONDITIONS

Unit Type

Table H-17 reflects the housing unit mix for the City since 1990 based on Census information. In the City, the breakdown in unit type has been very consistent over the last 30 years reflecting the City's age and historic development patterns. With 68 percent of the City's housing built prior to 1970, it is very difficult for incremental changes to affect the overall citywide numbers and patterns.

In 2000, there were just over 37,000 housing units in the City. Of those 35,605 were occupied housing units (4.2 percent vacancy rate). Total housing units include single family homes, buildings or complexes involving 2 to 4 units and buildings or complexes with 5 or more units and a category for mobile homes, boats, RVs or trailers.

The 2000 Census found that 53.7 percent (19,971) of all units were single family homes. Another 14.8 percent (5,487) of the units were in complexes of two to four units; 30.1 percent (11,200) of the units were in complexes of 5 or more units and 1.4 percent (519) of the units were in mobile homes, boats, RVs or trailers. Countywide, 65 percent of housing is comprised of single family homes.

As of January 1, 2009, the total number of housing units increased to 37,720 representing an increase of 543 units or 1.5 percent. Approximately 53.5 percent (20,193) were single family units, 15 percent (5,652) were in complexes of two to four units, 30 percent (11,357) were in complexes of 5 or more units and 1.4 percent (518) were in mobile homes, boats RVs or trailers. Based on these counts, housing type trends have remained relatively static since 2000.

Table H-17: Housing Units and Type (1990 – 2009)
City of Santa Barbara

Housing Type	1990		2000		2009	
	Number	Percent	Number	Percent	Number	Percent
Single Family	19,397	53.5%	19,971	53.7%	20,193	53.5%
Multi-Family 2 - 4 Units	5,114	14.1%	5,487	14.8%	5,652	15.0%
Multi-Family 5+ Units	10,574	29.2%	11,200	30.1%	11,357	30.1%
Mobile Home & Other	1,141	3.1%	519	1.4%	518	1.4%
Total	36,226	100.0%	37,177	100.0%	37,720	100.0%
<i>Source: 1990, 2000 Census, Department of Finance 2009</i>						